



THOMAS A. TIDEMANSON, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

Building and Safety Division  
Property Rehabilitation Section  
900 South Fremont Avenue, 3rd Floor  
Alhambra, California 91803-1331  
Telephone: (818) 458-3193

December 30, 1991

### CERTIFIED MAIL RETURN RECEIPT REQUESTED

Hwa Cha Son  
1020 S. Kingsley Avenue #5  
Los Angeles, CA 90006

Dear Ms. Son:

**SUBSTANDARD PROPERTY  
3440 E. CITY TERRACE DR.  
E. LOS ANGELES, CALIFORNIA**

A recent inspection of the property at the above address found it to be substandard as defined in Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated on the attached list.

Section 9908 of the Code declares all such substandard property a public nuisance and requires the abatement thereof by correction, if practical, or by removal of the substandard conditions.

As owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct or remove the substandard conditions listed. All such work shall be completed within 30 days after receipt of this letter.

This notice will be posted on the property. If, in your opinion, you disagree or cannot comply with the above findings or order, you may request a public hearing before the Building Rehabilitation Appeals Board within 30 days after the building or property is posted.

However, if you do not request in writing a hearing before the Building Rehabilitation Appeals Board as prescribed above, or you fail to appear at such a hearing which you have requested, you will be deemed to have waived your right to a hearing before the Building Rehabilitation Appeals Board. The request for a hearing must be in writing directed to the Department of Public Works, Building and Safety Division, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803-1331.

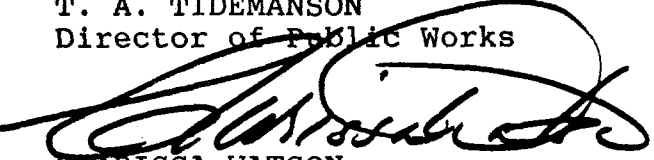
Hwa Cha Son  
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Further, should you fail to abate the substandard conditions within the specified time limit, the Department of Public Works will arrange to have the work done to abate the substandard conditions. The actual cost of the abatement work, plus \$701.50 administrative costs, will be billed to you as the owner of the property. If the amount due is not paid upon demand, a "Special Assessment" will be placed on your tax bill and a "Notice of Abatement Lien" will be recorded against your property in the Office of the County Recorder.

Should you have any questions, please contact Mr. Amilcar Castillo at the Building and Safety Office shown at the bottom of the attached list of defects at (213) 260-3450.

Very truly yours,

T. A. TIDEMANSON  
Director of Public Works



CLARISSA WATSON  
District Engineering Associate

CW:hq B-6 (6.0)

Attachment

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**LISTS OF DEFECTS:**

1. Trash, junk, and debris about the premises.
2. Campershell stored for unreasonable periods of time in yard areas.

Building and Safety Division  
5119 E. Beverly Boulevard  
E. Los Angeles, CA 90022

Inspector: Amilcar Castillo  
(213) 260-3450



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**DEPARTMENT OF PUBLIC WORKS**

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Building and Safety Division  
Property Rehabilitation Section  
900 South Fremont Avenue, 3rd Floor  
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Telephone: (818) 458-3193

**NOTICE OF COST**

**JOB ADDRESS:** 3440 E. City Terrace Dr., E. Los Angeles, California  
**OWNERS:** Hwa Cha Son  
**ASSESSORS DESCRIPTION:** 5228-024-005

The Department of Public Works incurred the itemized expenses by authority of Chapters 98 and/or 99 of Title 26 of the Los Angeles County Code, the Building Code. The total costs are immediately due. Please make your check payable to the Los Angeles County Department of Public Works, and return one copy of this statement with your remittance to the: Department of Public Works, Fiscal Division, First Floor, Public Counter Cashier, 900 South Fremont Avenue, Alhambra, California 91803-1331.

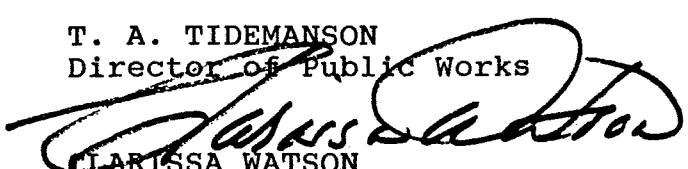
If the costs have not been paid by June 30, 1992, an additional \$131.00 Assessment Filing fee will be charged. The Department of Public Works will place the total costs on the property tax bill as a Special Assessment according to Section 25845 of the Government Code.

INVESTIGATION AND PROCESSING.....	\$ 193.50
PREPARATION OF JOB SPECIFICATIONS.....	\$
BOARD OF SUPERVISORS APPROVAL.....	\$
AMOUNT OF CONTRACT.....	\$
CONTRACT COMPLIANCE INSPECTION.....	\$
BILLING FEE.....	\$ 77.25
TOTAL BILL IF PAID BY 06-30-92.....	\$ 270.75
ASSESSMENT FILING FEE IF PAID AFTER.06-30-92...	\$ 131.00
SPECIAL ASSESSMENT TOTAL.....	\$ 401.75

Within five (5) days of receipt of this notice, any person having right, title, or interest in the property may file a written request for a public hearing on the correctness or reasonableness of the costs or both. This request shall be directed to the Department of Public Works, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803-1331.

Should you have any question, please contact Ms. Clarissa Watson, Monday through Thursday at (818) 458-3193.

T. A. TIDEMANSON  
Director of Public Works

  
CLARISSA WATSON  
District Engineering Associate  
CW:hq B-6 (6.0) PR-306